

DRAFT MEETING MINUTES

REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, May 5, 2011
7:00 p.m.

1. CONVENE: 7:04 pm
2. ROLL CALL: Chair Owens, Vice Chair Rauk, Board Members Hoffman (absent), Jasper, and Lynch
3. MINUTES:
Meeting of March 3, 2011 (Pending)
Meeting of March 26, 2011 (Pending)
Meeting of April 7, 2011 (Pending)
4. AGENDA CHANGES AND DISCUSSIONS: None.
5. ORAL COMMUNICATIONS:

Mr. Chris Buckley, Alameda Architectural Preservation Society, announced that the AAPS would like to initiate a plaque program for historic structures. He asked that the HAB designate a representative from the HAB to join the project meeting sessions. The plaque program would develop plaques for landmarks or monuments, N or S rated historic resources on the Study List, and historic districts. He requested that the designation of a representative be placed on an upcoming agenda.

6. WRITTEN COMMUNICATIONS: None.
7. REGULAR AGENDA ITEMS:

7-A Certificate of Approval – PLN11-0068 – Wes Hildebrand – 1222 Park Street. The applicant requests approval to alter historically designated signs and perform exterior changes to the building façade. The property is not located within the Historic Park Street Commercial District, but is listed as a 'S' resource in the Historic Study List.

Ms. Simone Wolter outlined the two options proposed to replace the historic sign at the site.

Board member Lynch asked for clarification on the reuse of existing letters.

Ms. Wolter explained that the property owner still has some of the original letters, some of which would be reused.

Chair Owens asked for clarification for the font style and metal band. He also asked how the permit would be processed, and whether the planning division would review the shop drawings.

Ms. Wolter explained that the intent is to match the font, but the plan set is not accurately depicting the original font. Prior to installation, a building permit would be required, which requires staff review.

Vice-Chair Rauk prefers Option 2 and asked for clarification on the thickness of the letters.

Chair Owens also prefers Option 2 with a matching font. He supports the neon lighting.

Board member Lynch asked whether the decals could be omitted from the proposal.

Board member Lynch proposed to amend the conditions of approval #7 for Option 2 to include direct reference to the font style.

Vice-Chair Rauk motioned to approve Option 2 with amended condition #7 to include the sentence "staff shall review detail drawings", seconded by board member Jasper. Motion passes 4-0.

7-B Discussion of Potential Additions of Structures and Appurtenances to the City of Alameda Historic Study List. Discussion item only. No decision will be made at this time.

Staff explained that the board had not had a proper opportunity to discuss all potential study list additions and had not had a discussion to determine the appropriateness of adding the individual appurtenances and structures to the Study list. Staff recommended a) inclusion of Building 78 (WAVES) to the Study List, b) to await final determination by the Navy on eligibility for buildings 11, 12, and 19 into the National Register determination, c) not include those structures in the Study List that have obtained eligibility for inclusion in the National Register nomination, and d) add the remaining structures and appurtenances to a separate list, not the Study List, because they are not intrinsically historic.

Board member Lynch noted errors in the report pertaining the ARMCO hut and anchors.

Chair Owens and board member Lynch were disappointed that the board would discuss this agenda item instead of voting on the agenda item. Chair Owens requested that a formal notice be provided to the Navy so that a vote could occur at the next meeting.

Staff agreed to place the vote on the next meeting.

Board member Jasper recommended adding all the items to the list regardless of the Navy's notification.

Board member Lynch asked how the Study List additions would be added to the City of Alameda NAS Historic District.

Margaret Kavanaugh-Lynch, Planning Services Manager, explained that the local district nomination would be amended as laid out in the preservation ordinance with an assessment report and resolution from the HAB recommending adoption of new items to the existing district to City Council.

Chair Owens opened the public comment period.

Mr. Dick Rutter, Navy historian by default, corrected factual inaccuracies in the staff report and provided a copy to staff. He strongly supported the retention of the flight control tower.

Mr. Chris Buckley, Alameda Architectural Preservation Society representative, reiterated his comments made on the Alameda Architectural Preservation Society letter submitted in November 2010. He also pointed out that the Navy consultants used national criteria, not the local criteria, which are looser than the national criteria. As such, the HAB is not bound by the Navy consultants' findings, but could independently evaluate the resources for their inclusion in the Study List, based on local criteria. He then provided comments on the staff report.

Chair Owens closed the public comment period.

Chair Owens asked for clarification on the process for developing a separate list as suggested by staff. He supported the full inclusion of all proposed study list items. He seconded comments made on the importance of retaining the flight tower as made by the public.

Board member Lynch is concerned about retaining the statues should the structure (BOQ) be demolished. She would like to see all structures and appurtenances on the Study List and a vote made at the next hearing.

The board then discussed and agreed upon the ratings as proposed in the document showcasing the individual structures and appurtenances. They suggested an adaptive reuse for the WAVES building, such as a dormitory.

8. BOARD COMMUNICATIONS:

Board member Lynch announced the upcoming historic lectures sponsored by the Alameda Museum and the next North of Lincoln walking tour. She also announced the Alameda Architectural Preservation Society Annual Preservation Awards.

Chair Owens spoke about the California Preservation Annual Conference in Oakland next year. He suggested that the HAB participate in the event. He asked for concurrence. The board agreed to participate and Chair Owens would complete the required forms to participate.

Board member Lynch asked if the HAB would be required to move to a reduced meeting schedule given that the new City Manager would be initiating changes to boards and commissions.

Margaret Kavanaugh-Lynch explained that the HAB is listed in the City Charter. Any changes to the meeting schedule, would require an amendment to the City Charter.

9. STAFF COMMUNICATIONS:

Margaret Kavanaugh-Lynch explained that the Planning and Building divisions are cooperating to update and tighten the procedures and processes that govern permit review to better protect historic resources from un-permitted and undesirable design changes in the building permit phase.

10. ADJOURNMENT: 8:45 pm